



**FREEHOLD**

**£299,950**



**12 CHURCH ROAD, LYDNEY, GLOUCESTERSHIRE, GL15 5ED**

- THREE BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS W.C.
- GARDENS
- GEORGIAN STYLE DOUBLE GLAZING
- TWO RECEPTION ROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- NO ONWARD

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## 12 CHURCH ROAD, LYDNEY, GLOUCESTERSHIRE, GL15 5ED

KJT RESIDENTIAL ARE EXCITED TO OFFER FOR SALE, THIS HANDSOME THREE BEDROOM SEMI DETACHED 1930'S STYLE HOUSE SITUATED IN THE POPULAR CHURCH ROAD AREA OF LYDNEY. THE PROPERTY BENEFITS FROM TWO RECEPTION ROOMS, A GARAGE AND OFF ROAD PARKING AND IS A SHORT WALK FROM BATHURST PARK AND LOCAL AMENITIES ARE ALSO WITHIN WALKING DISTANCE.

Lydney town offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Half glazed UPVC door to -

**Hall:** Wood block flooring, window, radiator, downstairs W.C., separate sink.

**Sitting Room:** 13' 8" x 9' 8" (4.17m x 2.95m), Bay window to front, radiator, feature fireplace.

**Dining Room:** 14' 10" x 9' 10" (4.51m x 3m), French doors onto garden let the light flood in, feature fireplace, radiator.

**Kitchen:** 9' 10" x 7' 10" (3m x 2.39m), Window overlooking the garden and door to outside. Modern style wall and base units provide ample worktop and storage space. There is an induction style hob with extractor over, stainless steel sink unit with mixer tap, an eye level fitted oven and fitted microwave, an integral fridge freezer, tiled splash-backs, tiled floor, spotlights, radiator.



From hall, stairs lead to a galleried landing with window overlooking the garden. There is an airing cupboard and store cupboard, wall mounted gas boiler provides central heating.

**Bedroom One:** 11' 5" x 9' 7" (3.48m x 2.91m), Bay window to front, fitted bedroom furniture, radiator.

**Bedroom Two:** 11' 8" x 6' 7" (3.55m x 2.01m), Window to front, built-in store cupboard, radiator.





**Bedroom Three: 10' 2" x 6' 10" (3.09m x 2.08m),**  
Access to loft (which is head height via pull down ladder), radiator.

**Shower Room:** Suite comprising shower cubicle with wipe boards and rain shower, sink unit, W.C., radiator, window.

**Outside:** To the front, a gate leads to the front garden where there is a lawn with shrub borders and seasonal planting. A path leads to the rear garden which has been block paved for easy maintenance but there are shrub borders and a seating area with pergola over to sit and enjoy the surrounds. To the rear, there is a single garage with integral store and a drive provides off road parking. The garden is made private with fenced boundaries.

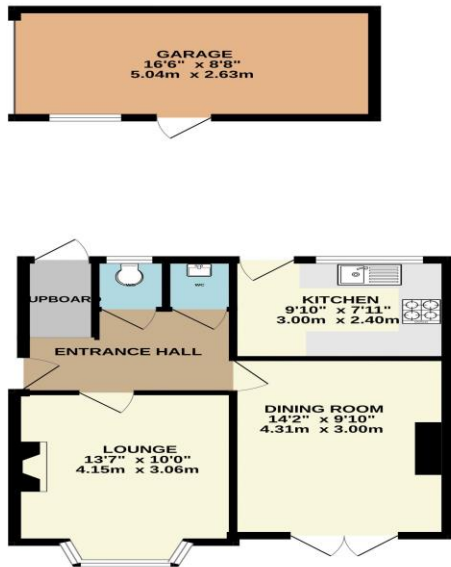
**Services:** All main services are connected to the property. The heating system and services where applicable, have not been tested.



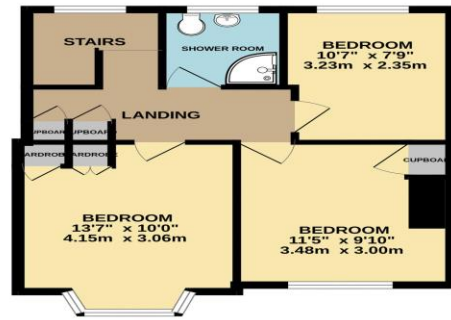
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

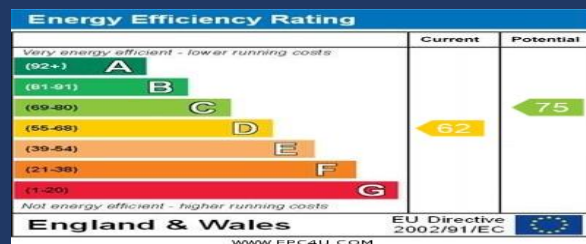
GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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